

BOARD OF APPEAL REFERRALS

June 5, 1980

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MEMORANDUM

June 5, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/3/80

Z-4702

Charles Talanian

230 Newbury Street, Boston

near Fairfield Street

Four-story structure.

District(s): apartment _____ general business B-4-70 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from six apartments and two stores to six apartments, retail store, grocery-delicatessen-bakery store with incidental service of food and drink for on-premises consumption.

Violation(s):

SectionRequiredProposed

8-7. Food store with incidental service of food and drink for on-premises consumption is conditional in a B-4-70 District.

Retail store, grocery, delicatessen and bakery are existing. Uses are consistent with the residential-commercial nature of the neighborhood. The Back Bay Neighborhood Association is not opposed to the use. Recommend approval with provisos.

VOTED: In reference to Petition Z-4702, brought by Charles Talanian, 230 Newbury Street, Boston, for a conditional use for change of occupancy from six apartments and two stores to six apartments, retail store, grocery-delicatessen-bakery store in a General Business (B-4-70) District, the Boston Redevelopment Authority recommends approval with the following provisos: That on-premises food and drink service be limited to capacity of twelve persons and that the service terminate at 10 PM daily; that exterior trash compactors be provided and trash stored in rodent proof containers; that daily trash pickup and deliveries occur between 9 AM and 4 PM; that no alcoholic beverages or entertainment be allowed; that use extend to appellant only and expire upon sale, lease or other disposition of the property.

Z-4702
230 NEWBURY ST.
(B.P.)



June 5, 1980

Hearing: 6/10/80

Z-4703

George A. Bragel

1121 Dorchester Ave., Dorchester
near Melvinside Terrace

One-story structure.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from storage of auto parts and used car sales to auto body-repair shop garage and used car sales; erect one-story addition.

Violation(s):

SectionRequiredProposed

- 8-7. Repair shop garage - auto body shop is conditional in an L-1 District.
- 8-7. Outdoor display for sale and sale of used motor vehicles is conditional in an L-1 District.
- 8-6. Extension of a conditional use requires Board of Appeal hearing.

Existing auto repair facility with attendant noise and odors has a detrimental effect on adjacent dwellings. Abutting residents are firmly opposed. Recommend denial.

VOTED: In reference to Petition Z-4703, brought by George A. Bragel, 1121 Dorchester Avenue, Dorchester, for three conditional uses for change of occupancy from storage of auto parts and used car sales to auto body-repair shop garage and used car sales and to erect a one-story addition in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial. Existing auto repair facility with attendant noise and odors has a detrimental effect on adjacent dwellings. Abutting residents firmly opposed.



Z-4703
1121 DORCHESTER AVE.
(DOR.)

June 5, 1980

Hearing: 6/24/80

Z-4721

Keith Gordon, Trustee
133 St. Botolph Street, Boston
near Cumberland Street

Four-story structure.

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Erect bedroom-bathroom addition to
studio apartment in nine-apartment
structure.

Violation(s):

SectionRequiredProposed

15-1. Floor area ratio is excessive.

Proposal would convert an existing studio unit to a
one-bedroom apartment. No increase in density or
impact on neighborhood. St. Botolph Street Association
and Fenway Little City Hall have no objections.

Recommend approval.

VOTED: In reference to Petition Z-4721, brought by
Keith Gordon, Trustee, 133 St. Botolph Street,
Boston, for a variance to erect bedroom-
bathroom addition to studio apartment in nine
apartment structure in an Apartment (H-2)
District, the Boston Redevelopment Authority
recommends approval. Proposal has no impact
on neighborhood.



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Z-4721

133 ST BOTOLPH ST.
(B.P.)

STACK

Board of Appeal Referrals June 5, 1980

Hearing: 6/24/80

Z-4723

Brian D & Christine D Cecca
3 Wallingford Road, Brighton
Near Commonwealth Avenue

Two story masonry row structure - H-1

District(s):	apartment <u>H-1</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from two family to three family dwelling.

Violation(s):
Section

Required

Proposed

8-7. Any dwelling converted for more families which does not meet the requirement of lot area is forbidden in an H-1 district.

14-2. Lot area is insufficient .

15-1. Floor area is excessive.

Scale and character of this row dwelling are inappropriate for three apartments. Parking is a major problem in the area. Opposition existing. Recommend denial.

Voted: In reference to Petition Z-4723, brought by Brian D. & Christine D. Cecca, 3 Wallingford Road, Brighton, for a forbidden use and two variances for change of occupancy from two family to three family dwelling in an apartment (H-1) District, the Boston Redevelopment Authority recommends denial. Scale and character of the row dwelling are inappropriate for three apartments. Parking is a major problem in the area.



Z-4723
3- WALLINGFORD RD.
(BRI.)

Hearing: 7/1/80

Z-4726

Joseph LaPaglia & Avery Damiani

488 Dorchester Avenue

South Boston

At Middle Street

One story structures - H-1-50

District(s):	apartment H-1-50	general business	industrial
	residential	local business	waterfront
	single family		manufacturing

Purpose: Change occupancy from storage of welding supplies to storage of construction materials and vehicles.

Violation(s):

SectionRequiredProposed

9-2. Change in a nonconformance use requires Board of Appeal Hearing.

Existing nonconforming use has had a negative impact on abutting residential structures and neighborhood. Similar nonconformity with its attendant traffic is unwarranted. Abutters, neighbors, community groups and Little City Hall are opposed. Recommend denial.

VOTED: In reference to Petition Z-4726, brought by Joseph LaPaglia & Avery Damiani, 488 Dorchester Avenue, South Boston, for a change in a nonconforming use for change of occupancy from storage of welding supplies to storage of construction materials and vehicles in an apartment (H-1-50) District, the Boston Redevelopment Authority recommends denial. Existing nonconforming use has had a negative impact on abutting residential structures and neighborhood. Similar non-conformity with its attendant traffic is unwarranted.



Z-4726
488 DORCHESTER AVE.
(S.B.)

Board of Appeal Referrals

June 5, 1980

Hearing: 6/10/80

Z-4729

Federated Dorchester
Neighborhood Houses, Inc.
273-275 East Cottage St.,
Dorchester.

One-story structure.

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Erect one-story addition to Settlement
Center - private school structure.

Violation(s):

Section

Required

Proposed

15-1. Floor Area Ratio is excessive.

23-7. Off-street parking is insufficient.

Little House is a neighborhood settlement center operated by appellant providing recreational, educational and counseling services to neighborhood residents. It has existed at East Cottage Street site since 1945. Proposed addition will provide more office and community meeting space, and will alleviate overcrowded conditions. Community strongly supports petition.
Recommend approval.

VOTED: In reference to Petition Z-4729, brought by Federated Dorchester Neighborhood Houses Inc., 273-275 East Cottage Street, Dorchester, for two variances to erect a one-story addition to a settlement center - private school structure in Residential (R-.8) and Local Business (L-1) Districts, the Boston Redevelopment Authority recommends approval. Additional to this beneficial community facility will alleviate overcrowded conditions. Proximity to public transportation tends to mitigate the off-street parking deficiency.

Z-4729
273-275 EAST COTTAGE ST.
(DOR.)



Board of Appeal Referrals June 5, 1980

Hearing: 6/3/80

Z-4741
Louis Realty
160 London Street
East Boston
at Porter Street

One-story masonry structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Erect one-story addition to restaurant.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive.

20-1. Rear yard is insufficient.

23-2. Off-street parking is insufficient.

This commercial area is congested with traffic and there is a parking shortage throughout Central Square.

Petitioner should provide off-street parking and eliminate unsightly bill board on roof of existing restaurant.

Recommend denial as submitted.

VOTED: In reference to Petition Z-4741, brought by Louis Realty, 160 London Street, East Boston, for three variances to erect a one-story addition to a restaurant in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial as submitted. This commercial area is congested with traffic. Parking is a very serious problem throughout Central Square. Petitioner should provide off-street parking and eliminate unsightly billboard.

Z-474
160 LONDON ST.
(E.B.)



June 5, 1980

Hearing: 6/10/80

Z-4744

Seigel Paint & Supply Company, Inc.
1640 Washington Street, Boston
At East Concord Street

One Story Masonry structure - L-2

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-2</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from store to office and outdoor
display and sale of used cars.

Violation(s):

SectionRequiredProposed

8-7. Outdoor sale or display for sale of used cars is forbidden
in an L-2 District.

Use is inappropriate at the site, would increase congestion
and adversely affect existing acute traffic conditions on
Washington Street. Little City Hall and Worcester Square
Neighborhood Association are opposed. Recommend Denial.

VOTED: In reference to Petition Z-4744, brought by
Seigel Paint & Supply Company Inc. 1640
Washington Street, Boston, for a forbidden
use for change of occupancy from store to
office and outdoor display and sale of used
cars in a Local Business (L-2) District,
the Boston Redevelopment Authority recommends
denial. Use is inappropriate at this site,
would increase congestion and adversely affect
existing acute traffic conditions on Washington
Street.

Hearing: 6/10/80

Z-4748

The Forty Five Corporation
29-39 Corinth Street, Roslindale
at Corinth Street

One-story masonry structures.

District(s):	apartment_____	general business <u>B-1</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from stores to offices
and drive-in bank.

Violation(s):

SectionRequiredProposed

8-7. Drive in bank is conditional in a B-1 District.

23-4. Off-street parking is insufficient.

Existing vacant structures (fire damaged market, bicycle and ice cream stores) will be demolished to foundations. Suffolk Franklin Savings Bank and Social Security Administration would occupy the new office facility.

Proposal represents the first major private investment in Roslindale Square, a planned commercial revitalization area. Thirty-eight off-street parking spaces will be provided. Minimal deficiency of two spaces will not have an adverse impact. Recommend approval with provisos.

VOTED: In reference to Petition Z-4748, brought by The Forty Five Corporation, 29-39 Corinth Street, Roslindale, for a conditional use and a variance for change of occupancy from stores to offices and drive-in bank in a General Business (B-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: That bumpers be installed in parking lot; that fencing, other than chain link, be erected around parking lot; that plans be submitted to the Authority for design review.



Z-4748
29-39 CORINTH ST
(ROS.)

Board of Appeal Referrals

June 5, 1980

Hearing: 6/24/80

Z-4751

Robert N. Dunn

75 Leicester Street, Brighton

Near ARLington Street

2½ story frame structure - R-.5

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Erect one story addition to two family dwelling.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive.

19-1. Side yard is insufficient.

20-1. Rear yard is insufficient.

Addition to rear of structure for use as a bedroom will not impact surrounding neighborhood. Community support existing. Recommend approval.

VOTED: In reference to Petition Z-4751, brought by Robert N. Dunn, 75 Leicester Street, Brighton, for three variances to erect a one story addition to a two family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Addition to rear of structure for use as a bedroom will not impact surrounding neighborhood.



Z-4751
75 LENCESTER ST.
(BRI)

Board of Appeal Referrals June 5, 1980

Hearing: 6/10/80

Z-4773
B & S Auto Sales
576-580 Commercial Street
Boston, Massachusetts
near Hull Street

Parking Lot - L-2

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-2 waterfront _____
single family _____ manufacturing _____

Purpose: Use premises for display sale of used cars.

Violation(s):

Section

Required

Proposed

8-7. Outdoor sale or display for sale of new or used motor vehicles is forbidden in an L-2 District.

Gas station and garage are adjacent to the existing parking lot. Proposal is consistent with these auto related facilities.
Recommend approval with provisos.

VOTED: In reference to Petition Z-4773, brought by B & S Auto Sales, 576-580 Commercial Street, Boston, for a forbidden use to use premises for display and sale of used cars in a Local Business (L-2) District, the Boston Redevelopment Authority recommends approval with the following provisos: that the use be limited to sale of five cars; that plans be submitted to the Authority for Design Review.



Board of Appeal Referrals June 5, 1980

Hearing: 7/1/80 Z-4777-4778
Peabody Construction Co. Inc.
24 & 25 Bellflower Street
Dorchester
Near Boston Street

1.3 acres of land - H-1-50

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Combine lots and erect four story 114 unit apartment structure for elderly; combine lots for ancillary parking.

Violation(s):

Section

Required

Proposed

- 14-1. Lot area is insufficient.
- 15-1. Floor area ratio is excessive.
- 17-1. Open space is insufficient.
- 18-4. Front yard is insufficient.
- 19-1. Side yard is insufficient.
- 23-8. Off street parking not located on same lot as main use.
- 8-7. Ancillary parking is conditional in an H-1 District.

Authority recommended approval of similar petition on May 1st. The Board of Appeal for technical reasons dismissed without prejudice. In May 1964, a fire destroyed sixteen buildings on the site. Proposed architecturally conforming housing complex will have a positive affect on the neighborhood. Open space is provided on plan. Parking facilities located opposite development on Bellflower Street. Community has indicated strong support. Recommend approval with proviso.

VOTED: In reference to petitions Z-4777-4778, brought by Peabody Construction Co. Inc., 24 & 25 Bellflower Street, Dorchester, for a conditional use and six variances to combine lots and erect a four story 114 unit apartment structure for elderly and combine lots for ancillary parking in an apartment (H-1-50) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-4777-78
24-25 BELLFLOWER ST.
(DOR.)